

Community Policies

Monterey Bay Military Housing

1. Insurance coverage maintained by the Ownership or Management does not protect residents from loss of personal property by theft, fire, water damage, etc. Each Resident is strongly advised to obtain a policy of Renter's Insurance protecting his/her household goods and personal property.
2. Please limit your speed within the community to the posted speed limits within the community.
3. Unsightly cars (such as cars with flat tires, broken windows, etc.) will not be permitted in or around the premises. Any vehicles that are improperly parked, inoperable, expired license plates, expired inspection stickers, or unlicensed may be towed away at the expense of the vehicle's owner. Resident agrees to abide by parking regulations, to notify and to require guests to abide by such parking regulations. Please do not repair your vehicle on the property. Do not empty vehicle ashtrays onto the parking lot.
4. Do not hang bathing suits, brooms, mops, rugs, etc. on your balcony or in the front of your home. No signs or advertising notices of any kind shall be attached to any part of the outside of the building unless permission in writing from management has been obtained in advance. There will be no tin foil, sheets, or blankets over the windows to darken rooms.
5. Entrances, hallways, walks and lawns and other public areas shall not be obstructed or used for any purpose other than ingress and egress.
6. All grills must be used a minimum of fifteen (15) feet from a structure. The storage of gas bottles from the gas fired grills (either attached or unattached) in the structure and on balconies is prohibited. Charcoal grills may be stored on porches; decks, balconies and patios provided the charcoal is completely extinguished. DO NOT place ashes or coals from grill in paper bags, cardboard boxes, etc. and store on porches, balconies or patios. Make sure the ashes and coals are completely soaked with water before disposal. This regulation is for the safety of the Lessors as well as the safety of all of the residents.
7. Resident shall cooperate with the owner's efforts at pest control. This may include among other things, occupant emptying and cleaning cabinets, drawers and closets pulling furniture away from walls and allowing exterminators to enter and treat the home.
8. The equipment in the bathrooms and kitchens shall not be used for any purposes other than those for which they were constructed. No sweepings, rubbish, rags, disposable diapers, sanitary napkins, tampons, ashes or other obstructive substances shall be thrown therein. Do not place metal, string, grease, coffee grounds, nutshells, glass, olive or fruit pits, corncobs, paper, wire, bones or non-food in disposal. Resident shall be held responsible for any repairs or damage resulting from the misuse of such equipment and shall reimburse Management for necessary expenses incurred in the repair of such equipment.
9. Please be considerate of your neighbor. Residents are required to control the volume of stereos, TV's and musical devices within the homes to the extent that they do not disturb residents of other homes. Noisy or disorderly conduct annoying or disturbing other residents will NOT be permitted.
10. Residents may use small nails and regular hangers when hanging pictures, mirrors, etc. Please DO NOT use the adhesive hangers, since they damage the sheetrock on the walls.

11. Trash containers are located in the waste/recycling center at the front of the community for the apartments located at POM. Trash receptacles are provided for individual homes. This waste and recycling area is provided for your convenience. However, do not place trash on the ground if the receptacles are full.
12. No locks shall be changed or added in any way, to any door except with prior written consent of Owner or Management. There shall be a charge of \$5.00 per key for replacing lost keys and for keys Resident fails to return.
13. The attaching of TV, Satellite or CB antennas to your home is prohibited without prior written authorization from the Management.
14. Management approved and recognized solicitors will have in their possession written authorization from the Resident Manager. Please notify unauthorized solicitors to leave the community grounds and property immediately, and then notify the Management Office.
15. If you want Management to allow someone to enter your home, we must have written permission. Write an authorization letter to us stating who to let in and what date to expect them. PERMISSION MUST BE IN WRITING. Visitors must show proper identification.
16. In-home childcare providers will be allowed to operate out of the homes, as long as the provider is in compliance with all local, state, and federal regulations. The installation must also certify these providers. Proof of certification and insurance shall be provided to Pinnacle prior to the childcare provider beginning operations. Additionally, advance written authorization must be solicited and received from the Management office.
17. The use of illegal drugs on the property is strictly forbidden. All residents are required to conform to all local state and federal laws as to the possession, use or distribution of controlled or illicit substances. Use or control of any illegal drug or paraphernalia is grounds for immediate eviction.
18. Residents are allowed to have non-immediate family and un-related guests in their homes for up to fourteen consecutive days. Any guests staying longer than fourteen days must receive advance written permission from the Management or Owner and must register them at the leasing office. Short-term extended visits may be granted on a case-by-case basis provided there are extenuating circumstances (i.e., illness, death, etc.). However, the total number of occupants for each home must never be greater than local, state and /or federal codes allow. Live-in childcare is allowed; provided total occupancy for the home is in compliance with jurisdictional codes.
19. No recreational vehicles, including boats, may be parked on the property for more than 12 hours.
20. No firearms may be used on the property. This includes BB guns, paintball guns, pistols, rifles, bows or any other weapons or firearm. Weapons and firearms may be stored in the homes provided they are locked to include trigger locks and stored out of the reach of children. Ammunition must be stored in a separate location than the firearm. No loaded firearms are allowed on the property unless the owner is an active, full-time member of a local, state or federal law enforcement agency and is authorized to carry the subject weapon during the normal course of their duties.

These policies are to be strictly observed and will be enforced by the Management. We hope all residents will understand that these policies have been made for their pleasure, convenience and safety in order that Monterey Bay Military Housing may maintain a reputation for quality living. Please help us to maintain this reputation. The Management reserves the right to make such other reasonable rules as shall in the judgment of Management, from time to time become necessary to protect the care and cleanliness of the premises and for the preservation of good order therein.

Thank you for your cooperation in observing these policies.

RESIDENT OR RESIDENTS

Lessee

Lessee

Telephone Number

Date

**Manager and/or Agent for
Monterey Bay Military Housing**